

SNAPSHOT of HOME Program Performance--As of 03/31/10
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): **Garland**

State: **TX**

PJ's Total HOME Allocation Received: **\$10,529,048**

PJ's Size Grouping*: **C**

PJ Since (FY): **1995**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	C	Overall
Program Progress:			PJs in State: 39				
% of Funds Committed	83.54 %	90.93 %	34	92.07 %	11	8	
% of Funds Disbursed	78.57 %	84.10 %	26	84.14 %	24	21	
Leveraging Ratio for Rental Activities	0	4.63	24	4.79	0	0	
% of Completed Rental Disbursements to All Rental Commitments***	100.00 %	73.06 %	1	81.45 %	100	100	
% of Completed CHDO Disbursements to All CHDO Reservations***	81.14 %	57.04 %	10	69.74 %	61	67	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	97.50 %	76.10 %	7	80.97 %	85	90	
% of 0-30% AMI Renters to All Renters***	97.50 %	40.85 %	1	45.50 %	98	98	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	100.00 %	98.06 %	1	95.55 %	100	100	
Overall Ranking:			In State:	6 / 39	Nationally:	80	81
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$5,543	\$15,425		\$26,831	40 Units	10.60 %	
Homebuyer Unit	\$27,272	\$10,030		\$15,029	329 Units	86.80 %	
Homeowner-Rehab Unit	\$16,245	\$31,155		\$20,806	5 Units	1.30 %	
TBRA Unit	\$1,810	\$3,677		\$3,228	5 Units	1.30 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (214 PJs)

C = PJ's Annual Allocation is less than \$1 million (283 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Garland TX

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$5,543	\$91,965	\$16,245
State:*	\$57,602	\$61,257	\$33,896
National:**	\$96,090	\$75,663	\$23,585

CHDO Operating Expenses:
(% of allocation)

PJ:	1.7 %
National Avg:	1.2 %

R.S. Means Cost Index: 0.75

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	60.0	20.4	40.0	60.0	Single/Non-Elderly:	0.0	20.1	0.0	60.0
Black/African American:	17.5	30.1	20.0	40.0	Elderly:	97.5	3.3	20.0	0.0
Asian:	0.0	4.6	0.0	0.0	Related/Single Parent:	0.0	30.7	40.0	40.0
American Indian/Alaska Native:	2.5	0.0	0.0	0.0	Related/Two Parent:	0.0	36.2	20.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0	Other:	2.5	9.7	20.0	0.0
American Indian/Alaska Native and White:	0.0	0.3	0.0	0.0					
Asian and White:	0.0	0.3	0.0	0.0					
Black/African American and White:	0.0	1.8	0.0	0.0					
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0					
Other Multi Racial:	0.0	2.4	0.0	0.0					
Asian/Pacific Islander:	17.5	0.3	0.0	0.0					
ETHNICITY:									
Hispanic	2.5	39.8	40.0	0.0					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	97.5	11.6	0.0	60.0	Section 8:	0.0	0.0 [#]		
2 Persons:	2.5	25.2	80.0	0.0	HOME TBRA:	0.0			
3 Persons:	0.0	25.5	0.0	20.0	Other:	100.0			
4 Persons:	0.0	19.8	0.0	20.0	No Assistance:	0.0			
5 Persons:	0.0	11.2	20.0	0.0					
6 Persons:	0.0	5.5	0.0	0.0					
7 Persons:	0.0	1.2	0.0	0.0					
8 or more Persons:	0.0	0.0	0.0	0.0	# of Section 504 Compliant Units / Completed Units Since 2001			40	

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Garland State: TX Group Rank: 80
 (Percentile)
 State Rank: 6 / 39 PJs Overall Rank: 81
 (Percentile)
 Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 75.25%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 50.43%	81.14	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	97.5	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 91.30%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.340	2.89	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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